

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

12a Roberts Street, Keilor East Vic 3033

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,450,000

&

\$1,550,000

Median sale price

Median price \$1,013,750

Property Type House

Suburb Keilor East

Period - From 01/07/2024

to

30/09/2024

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	6 Mark St KEILOR EAST 3033	\$1,491,000	21/09/2024
2	48 Heather Av KEILOR EAST 3033	\$1,458,000	07/09/2024
3	4 Wingara Av KEILOR EAST 3033	\$1,480,000	15/05/2024

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

06/11/2024 12:15

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4 3 2

Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$1,450,000 - \$1,550,000
Median House Price
September quarter 2024: \$1,013,750

Comparable Properties



6 Mark St KEILOR EAST 3033 (REI)

Agent Comments

4 3 1

Price: \$1,491,000
Method: Auction Sale
Date: 21/09/2024
Rooms: 7
Property Type: House (Res)
Land Size: 602 sqm approx



48 Heather Av KEILOR EAST 3033 (REI)

Agent Comments

4 3 2

Price: \$1,458,000
Method: Auction Sale
Date: 07/09/2024
Property Type: House (Res)



4 Wingara Av KEILOR EAST 3033 (REI/VG)

Agent Comments

4 3 2

Price: \$1,480,000
Method: Sold Before Auction
Date: 15/05/2024
Property Type: House (Res)
Land Size: 303 sqm approx

Account - Whitefox Real Estate | P: 96459699



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